

**NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
March 7, 2007**

The meeting was called to order at 7:38 AM by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Bill Briggs, Chris Clifford, Gail Cole, John Drumel, Paul Dugas, Robert Durgan, Patricia Frosio, Joe Mannino, Clifford Myers, Chuck Pretto, Dale Pursel, Keith Rhodes, Andre Simpson, and Maggie Valentine.

2. MINUTES OF PREVIOUS MEETINGS

Motion: Dale Pursel moved, Frosio seconded, to approve the December 6, 2006 PAC minutes as amended. Briggs requested that the minutes be amended as it concerns the amendment to the September 6, 2006 minutes discussing the presentation on the Point Loma townhomes. Briggs noted that the boat slips mentioned in the presentation are located in the State tidelands area and the developer does not currently have entitlements to convey the boat slips to townhouse buyers. The previous minutes stated that the developer did not currently have entitlements to construct the boat slips. Vote: The PAC voted 11-0 to approve the minutes as amended.

3. COMMUNICATIONS AND PUBLIC COMMENT

A - Public Comment

- No public comment

B - Update from City Staff

- Ms. Goularte-Ruiz thanked the PAC members for completing the Online Ethics Training in a timely matter. Those that have not completed should do so as soon as possible.
- The Agency/City Council/Housing Authority approved the Veterans Village of San Diego, Phase II construction and Phase III land acquisition on February 27, 2007. Construction of the project is expected to begin in April 2007.
- The City Clerk has mailed out the yearly Statement of Economic Interest, Form 700 and is due April 2, 2007.
- The Morena Boulevard Traffic Signal is scheduled for the March 20, 2007 Agency/Council hearing.
- Mr. Davies announced that Janice Weinrick has been hired as the new Deputy Executive Director.
- North Bay has available in Tax Increment about \$800,000 which \$700,000 is general (80%) funds and \$100,000 is low – and moderate- housing funds (20%).

Note: Informational and Action Items were taken out of order on the Agenda but are reported here as they were listed in the agenda.

4. INFORMATIONAL ITEMS

A - Presentation on Form 700 Requirements – Denise Jenkins, City Clerk

The informational presentation on the Statement of Economic of Interest, Form 700 was postponed due to Ms. Jenkins, not being able to attend the meeting. This presentation will be rescheduled, if time permits, at another time.

B - Presentation on Conflict of Interest and the Brown Act – Huston Carlyle, Agency Counsel – The informational presentation on Conflict of Interest and the Brown Act was postponed, since Mr. Carlyle was not able to attend. This presentation will be rescheduled.

C - Status of Agency Line of Credit – Mr. Davies updated the PAC on the status of the Agency Line of Credit. The Agency is in the process of obtaining a line of credit in the amount of \$70 million for the North Bay, City Heights, NTC, and North Park Project Areas. The \$70 million amount contains both general and low-and moderate housing funds. The North Bay portion of this amount is \$8.6 million and will only contain low-and moderate- housing funds. This action will be brought forward to the Agency in late April or early May. PAC members expressed concern that the PAC voted not to pool resources for affordable housing and the Agency is moving forward with that concept. The PAC also mentioned that the line of credit will use funds for the affordable housing against their recommendation. A discussion ensued.

5. ACTION ITEMS

A- Second Five Year Implementation Plan, FY 2004-08 Mid-Year Progress Report – Ms. Goularte-Ruiz handed out the revised Second Five Year Implementation Plan, FY 2004-08 Mid-Year Progress Report and discussed the report and asked for comments. PAC members reviewed the report and asked clarifying questions regarding its contents.

6. NEW/OLD BUSINESS

A-Status Report on Redevelopment Agency Reorganization Work Plan – Staff member Davies stated that there is nothing new to report at this time.

B-Line of Credit Discussion – Clifford moved, Valentine seconded that the Agency not move forward on the line of credit until the details, interest rate, project pipeline, amount, and payment obligations, are presented to the PAC for a vote. The motion passed 10-1-1.

7. ADJOURNMENT: The meeting was adjourned at 8:50 AM

Dated: March 7, 2007
Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2007.

Joe Mannino
Chair

John Drumel
Secretary